K 2543

For and in consideration of the sum of $15,000.00

FIFTEEN THOUSAND AND NO/100 DOLLARS

of which $6241.64 has been paid in cash by Maxine C. Stout, receipt of which payment is hereby acknowledged and for the remainder $8758.36 the said Maxine C. Stout has assumed and agreed to pay the balance of a first mortgage loan to Guaranty Mortgage Company of Nashville secured by a deed of trust to Hershel Greer, Trustee of record in Book 1898, page 179, in the Register's Office Davidson County, Tennessee, we, George W. Mantz and wife Cecelia A. Mantz

have bargained and sold, and by these presents do transfer and convey unto the said Maxine C. Stout, to her sole and seperate estate, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 21 of Block "E" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County. Said Lot No. 21 fronts 99.89 feet on the southerly side of Margart Avenue and runs back 199.84 feet on the westerly line and 200 feet on the easterly line, to a dead line in the rear, which is a broken line, measureing 115.46 feet theron. Being the same property conveyed to George W. Mantz and wife, Cecelia A. Mantz, of record in Book 1906, page 483, said Register's Office.

Subject to restrictive covenants of record in book 1303, page 693, in book 1300, page 397 and book 1361, page 210, an easement for telephone line of record in book 1065, page 6 and set back and utility easement of record in 1130 page 71 and 72 all in said Register's Office

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maxine C. Stout, her

heirs and assigns, forever.

And we do covenant with the said Maxine C. Stout

that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein recited and taxes for 1956 which have been pro rated and which the purchaser agrees to pay when due.

And we

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Maxine C. Stout

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of June, 19 56

George W. Mantz
Cecelia A. Mantz

DOCUMENTARY $1.65

STATE OF TENNESSEE
Davidson County

Personally appeared before me, T. W. Wrenne, a Notary Public in and for said County and State, the within named George W. Mantz and wife Cecelia A. Mantz

the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of June, 19 56

Commission expires October 24, 1959

T. W. Wrenne
Notary Public

WARRANTY DEED

FROM George W. Mantz and wife Cecelia A. Mantz

TO Maxine C. Stout

12146

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of JUN A.D. 1956 at 2:20 o'clock P.M.
Noted in Book 1896 Page 321
Recorded in Book Page
Recording Fee $2.00
JAMES R. WILSON, Register
By Deputy Reg.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles

WRENNE
MORTGAGES REALTY CO

G 59